

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	5
Owner 1:	GULLY RICHARD & BERNICE TR			
Owner 2:	GULLY 7 WYMAN REALTY TRUST			
Owner 3:				
Street 1:	50 SUTHERLAND RD			
Street 2:				
Twn/City:	BRIGHTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02135	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 205 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON**APPRAISED:**

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

118,100 /

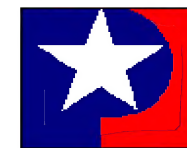
118.

118,100 /

118,

118,100 /

118,



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	199261
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/30/2017	Measured	DGM	D Mann
11/6/2000	Hearing Chag		
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	118,100			118,100		199261
							GIS Ref
							GIS Ref
Total Card	0.000	118,100			118,100	Entered Lot Size	
Total Parcel	0.000	118,100			118,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 576.10		/Parcel: 576.10		Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	118,100	0	.		118,100		Year end	12/23/2021
2021	102	FV	114,200	0	.		114,200		Year End Roll	12/10/2020
2020	102	FV	112,300	0	.		112,300	112,300	Year End Roll	12/18/2019
2019	102	FV	122,900	0	.		122,900	122,900	Year End Roll	1/3/2019
2018	102	FV	102,300	0	.		102,300	102,300	Year End Roll	12/20/2017
2017	102	FV	102,300	0	.		102,300	102,300	Year End Roll	1/3/2017
2016	102	FV	102,300	0	.		102,300	102,300	Year End	1/4/2016
2015	102	FV	102,300	0	.		102,300	102,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BROWN		
View / Desir:	N	- NONE	

Full Bath:		Rating
A Bath:		Rating
3/4 Bath:		Rating
A 3QBth		Rating
1/2 Bath:		Rating
A HBth:		Rating
OthrFix:		Rating

CONDO CONVERSION 1997, Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	10.000000000
Name:	171 - 7131

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:	1		BR:	1		Baths:			HB		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	415.867
Other Features:	74
Grade Factor:	1.00
NBHD Inf:	1.70000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	145055
Depreciation:	26980
Depreciated Total:	118075

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		1	1	1
Totals				
1		1	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	205	415.870	85,253
Net Sketched Area:		205	Total:	85,253
Size Ad	205 Gross Area	205	FinArea	205

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
53						
53						
05						

IMAGE

AssessPro Patriot Properties, Inc

